

19R PARK AVE: BUILDINGS A & B

ARLINGTON, MA

DRAWING LIST

EX-1	ALTA SURVEY
EX-2	ALTA SURVEY NOTES
A001	PLANTING PLAN
A002	SITE PLAN
A010	SUMMER SOLSTICE SHADOW STUDY
A011	WINTER SOLSTICE SHADOW STUDY
A012	AUTUMN EQUINOX SHADOW STUDY
A013	SPRING EQUINOX SHADOW STUDY
A-A101	FLOOR PLANS
B-A101	GROUND FLOOR PLAN
B-A102	SECOND FLOOR PLAN
B-A103	THIRD FLOOR PLAN
B-A104	FOURTH FLOOR PLAN
A-A201	ELEVATIONS
A-A202	ELEVATIONS
A-A210	PERSPECTIVES
A-A211	PERSPECTIVES
A-A212	PERSPECTIVES
B-A200	ELEVATIONS
B-A201	ELEVATIONS
B-A210	PERSPECTIVES
B-A211	PERSPECTIVES
B-A212	PERSPECTIVES

DOWNING SQUARE OVERALL UNIT MIX

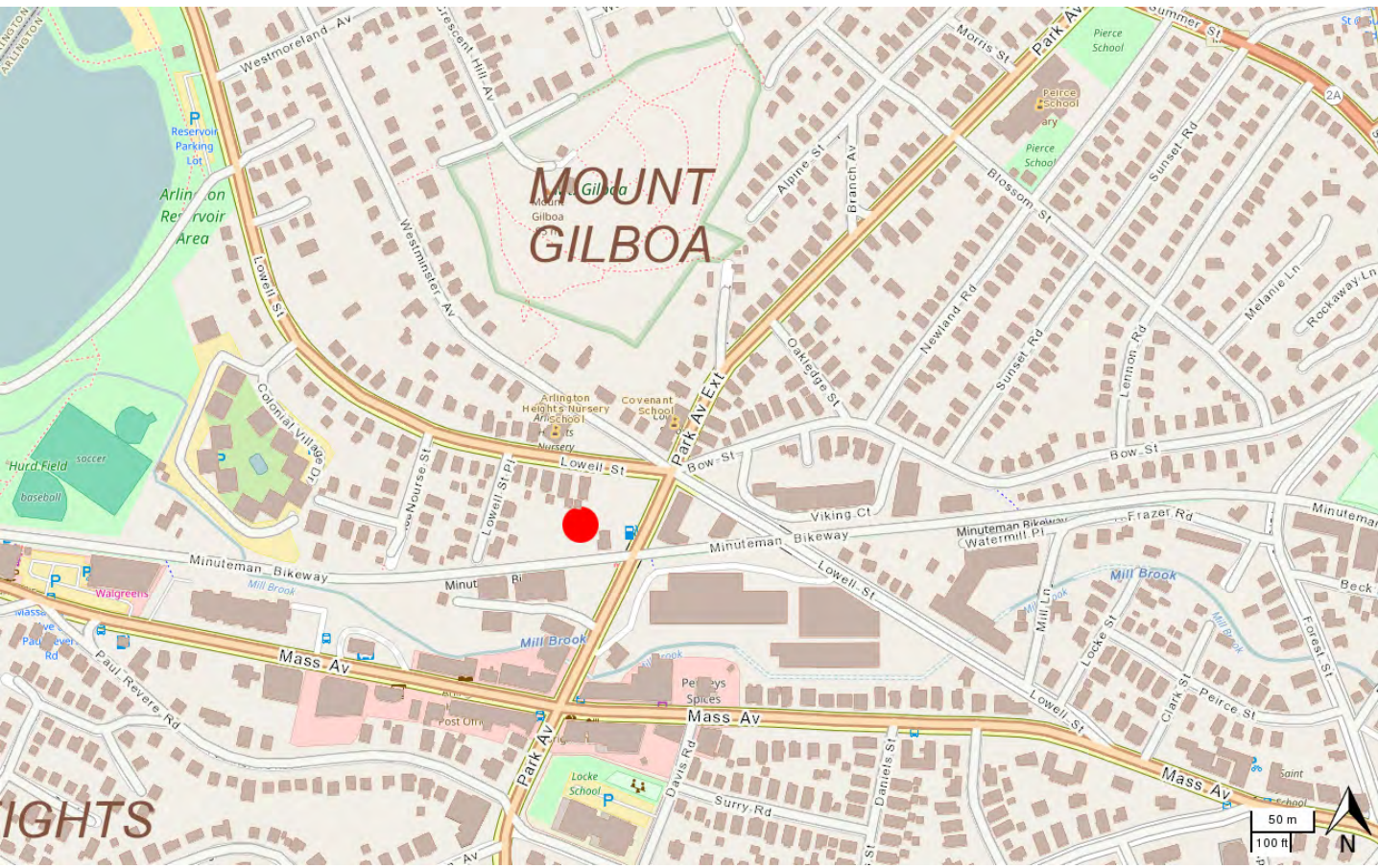
Level	Downing Sq Main Bldg B			Downing Sq corner Bldg A	
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed
1	4	1	2	-	2
2	4	1	2	-	2
3	3	3	1	-	2
4	4	3	-	-	-
Bldg Mix	15	8	5	0	6
DSQ Total	34				



OWNER:
■ Pam Hallett, Housing Corporation of Arlington
252 Massachusetts Ave, 02474
781-859-5211 (T)

ARCHITECT:
■ DAVIS SQUARE ARCHITECTS
240A ELM STREET, SOMERVILLE, MA 02144
617.628.5700 (T) 617.628.1717 (F)

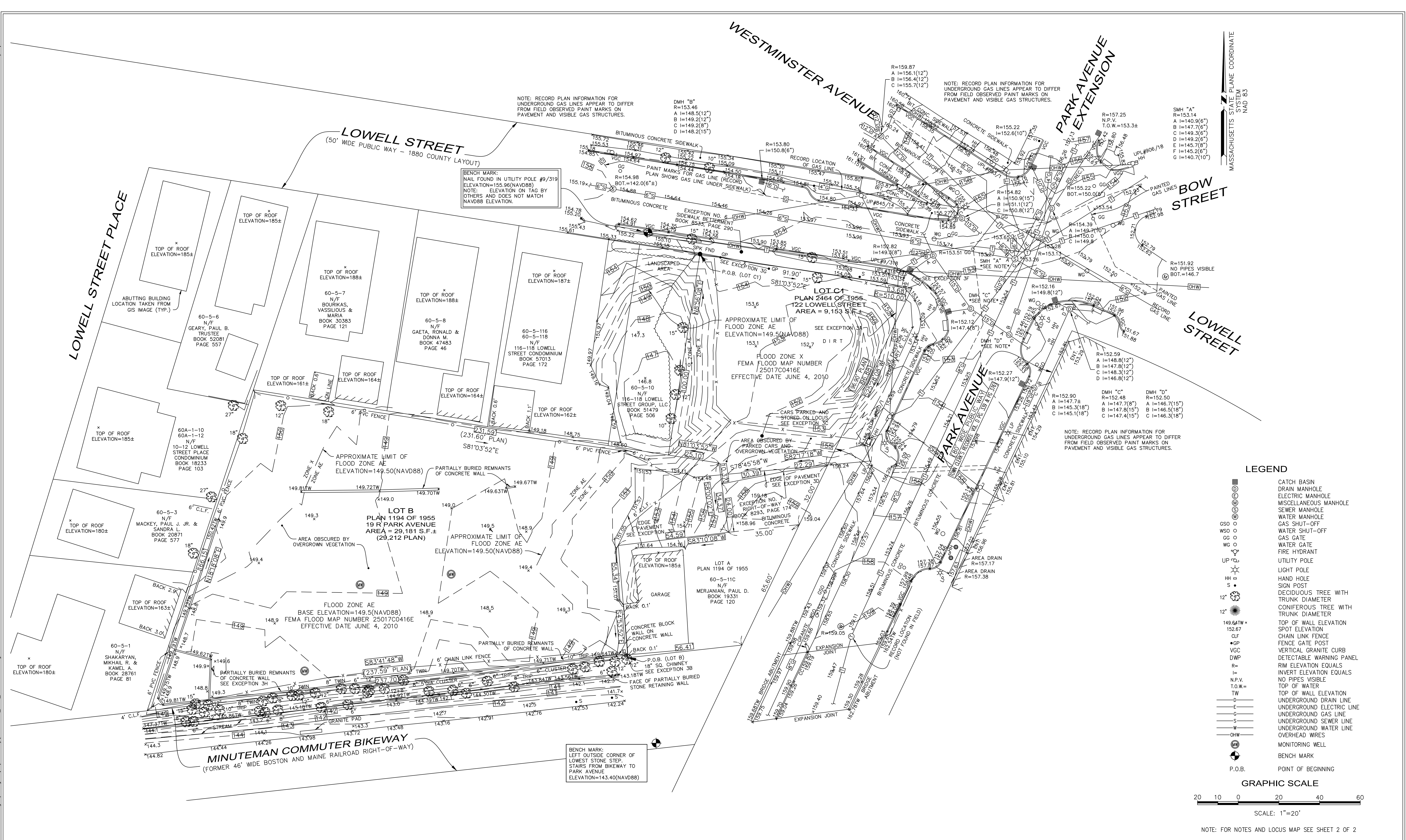
LOCATION MAP



SPECIAL PERMIT
December 5, 2016



PROJECT NO.
16045



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Nitsch Engineering

RECORD DESCRIPTIONS

EXHIBIT A – LEGAL DESCRIPTION

LOT C1 – 122 LOWELL STREET, ARLINGTON, MA

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON IN ARLINGTON, BEING LOT C1 AS SHOWN ON A PLAN OF LAND IN ARLINGTON, MASSACHUSETTS, BY FRED A. JOYCE, SURVEYOR, DATED NOVEMBER 28, 1955, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AT THE END OF BOOK 8644.

LOT B – 19 R PARK AVENUE, ARLINGTON, MA

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON IN ARLINGTON BEING LOT B AS SHOWN ON A PLAN OF LAND IN ARLINGTON, MASS., BY FRED A. JOYCE, SURVEYOR, DATED JULY 19, 1954 RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN #1194 OF 1954 IN BOOK 8293, PAGE 174 TOGETHER WITH A RIGHT OF WAY FOR THE BENEFIT OF SAID LOT B OVER THAT PORTION OF LOT A MARKED "RIGHT OF WAY" AS SHOWN ON SAID PLAN.

SURVEYED DESCRIPTIONS

LOT C1 – 122 LOWELL STREET, ARLINGTON, MA

BEGINNING AT SPIKE FOUND (SPK FND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWELL STREET;

THENCE S81°03'52"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.90' TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00' AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.68' TO A POINT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S25°28'08"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.88' TO A POINT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF LOT A AS SHOWN ON PLAN 1194 OF 1955;

THENCE S82°17'18"W ALONG SAID LOT A, A DISTANCE OF 22.29' TO A POINT;

THENCE S78°45'58"W ALONG SAID LOT A, A DISTANCE OF 30.39' TO A POINT AT THE INTERSECTION OF SAID LOT A AND THE EASTERLY LINE OF LOT B AS SHOWN ON SAID PLAN 1194 OF 1955;

THENCE N8°00'02"W ALONG SAID LOT B, A DISTANCE OF 10.37' TO A POINT;

THENCE N81°03'52"W ALONG SAID LOT B, A DISTANCE OF 25.10' TO A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT B AND THE EASTERLY LINE OF LAND N/F 116–118 LOWELL STREET GROUP, LLC;

THENCE N8°56'08"E ALONG SAID EASTERLY LINE, A DISTANCE OF 100.00' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 9,153 SQUARE FEET OF LAND MORE OR LESS.

LOT B – 19 R PARK AVENUE, ARLINGTON, MA

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE MINUTEMAN COMMUTER BIKEWAY, A DISTANCE OF 56.41' FROM THE WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S83°41'48"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 237.70' TO POINT AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF LAND NOW OR FORMERLY OF (N/F) SHAKARYAN, MIKHAIL R. & KAMEL A.;

THENCE N18°18'08"E ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF LANDS N/F MACKEY, PAUL J. JR. & SANDRA L., N/F 10–12 LOWELL STREET PLACE CONDOMINIUM, AND N/F GEARY, PAUL B. TRUSTEE, A DISTANCE OF 166.15' TO A POINT AT THE INTERSECTION OF SAID EASTERLY LINE OF LAND N/F GEARY, PAUL B. TRUSTEE AND THE SOUTHERLY LINE OF LAND N/F BOURIKAS, VASSILIOUS & MARIA;

THENCE S81°03'52"E ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF LANDS N/F GAETA, RONALD & DONNA M., N/F 116–118 LOWELL STREET CONDOMINIUM, N/F 116–118 LOWELL STREET GROUP, LLC, AND LOT C1 AS SHOWN ON PLAN 2464 OF 1954, A DISTANCE OF 231.59' TO A POINT;

THENCE S8°00'02"E ALONG SAID LOT C1 AND THE WESTERLY LINE OF LOT A AS SHOWN ON PLAN 1194 OF 1955, A DISTANCE OF 34.37' TO A POINT;

THENCE S83°10'08"W ALONG SAID LOT A, A DISTANCE OF 54.59' TO A POINT;

THENCE S4°53'52"E ALONG SAID LOT A, A DISTANCE OF 55.34' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 29,181 SQUARE FEET MORE OR LESS.

UTILITY INFORMATION STATEMENT

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.

2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.

3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.

5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.

6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.

7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

NOTES

1. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF NITSCH ENGINEERING. IT IS ISSUED TO HOUSING CORPORATION OF ARLINGTON FOR PURPOSES RELATED DIRECTLY AND SOLELY TO NITSCH ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH HOUSING CORPORATION OF ARLINGTON FOR SURVEY AT 19R PARK AVENUE IN ARLINGTON, MASSACHUSETTS. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY NITSCH ENGINEERING.

2. THE PURPOSE OF THIS PLAN IS TO SHOW TOPOGRAPHY AND PROPERTY AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED IN OCTOBER OF 2013 AND UPDATED JUNE 20, 2016.

3. HORIZONTAL COORDINATES REFER TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MA MAINLAND, NAD 83.

4. ELEVATION REFERS TO NAVD88 VERTICAL DATUM.

5. THE INFORMATION CONTAINED ON THE DISK OR ELECTRONIC DRAWING FILE ACCOMPANYING THIS PLAN MUST BE COMPARED TO THE SEALED AND SIGNED HARD COPY OF THE PLAN TO ENSURE THE ACCURACY OF ALL INFORMATION AND TO ENSURE NO CHANGES, ALTERATIONS, OR MODIFICATIONS HAVE BEEN MADE. RELIANCE SHALL NOT BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY. DUE TO THE CRITICAL NATURE OF SURVEYING, DATA ACQUISITION, AND AUTOCAD PLAN DEVELOPMENT, IF CRITICAL DIMENSIONAL INFORMATION IS NEEDED, AND IS NOT SPECIFICALLY SHOWN ON THE ELECTRONIC DRAWING FILE, PLEASE CONTACT NITSCH ENGINEERING.

6. THIS PLAN WAS PREPARED IN CONJUNCTION WITH COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OFFICE FILE NO.: 13-0331 MA, AND HAVING AN EFFECTIVE DATE OF JUNE 13, 2016

TITLE EXCEPTIONS

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

NOTE: THIS POLICY OMITS ANY COVENANTS, CONDITIONS OR RESTRICTIONS REFERRED TO BELOW, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANTS, CONDITIONS OR RESTRICTIONS ARE PERMITTED BY APPLICABLE STATE OR FEDERAL LAW.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.

THE FOLLOWING MATTERS SHOWN ON A PLAN OF SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY 19R PARK AVENUE ARLINGTON, MASSACHUSETTS" PREPARED FOR: HOUSING CORPORATION OF ARLINGTON DATE: OCTOBER 22, 2013 AND LAST UPDATED ON JUNE 22, 2016 SCALE 1"=20' PREPARED BY NITSCH ENGINEERING:

- A. OVERHEAD WIRES CROSS NORTHEASTERLY CORNER OF LAND;
- B. 18" SQUARE CHIMNEY SHOWS INSIDE SOUTHEAST CORNER OF LAND NEAR LAND N/F PAUL D. MERJANIAN;
- C. CARS PARKED AND STORED ON LAND NEAR PARK AVENUE AND RIGHT OF WAY;
- D. PAVEMENT ENCROACHES ONTO LOCUS NORTH OF "RIGHT-OF-WAY";
- E. TEMPORARY 6' CHAIN LINK FENCE SHOWS INSIDE LOT C1 AND ENCROACHES ONTO PARK AVENUE;
- F. CONCRETE SIDEWALK ENCROACHES ONTO LOT C1 LAND AT NORTHEASTERLY CORNER;
- G. FENCE AND GP (?) ENCROACH ONTO LAND AT NORTHWESTERLY CORNER OF LOT C1 OR INTO LOWELL STREET, SEE LEGEND;
- H. PARTIALLY BURIED REMAINS OF CONCRETE WALL CREATING A RECTANGLE INSIDE SOUTHWESTERLY CORNER OF PROPERTY.
- 4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

5. SUCH MATTERS AS WOULD BE DISCLOSED BY A CURRENT CERTIFICATE OF MUNICIPAL LIENS. NOTE(I): ITEMS 2 AND 4 WILL BE REVISED OR DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TO PARTIES IN POSSESSION AND MECHANICS' LIENS. ITEM 3 WILL BE DELETED OR REVISED UPON RECEIPT OF A SATISFACTORY SURVEY AND SURVEYOR'S REPORT. ITEM 5 WILL BE REVISED UPON RECEIPT OF CERTIFICATE OF MUNICIPAL LIENS.

6. ORDER FOR THE RECONSTRUCTION OF AN EXISTING SIDEWALK RECORDED AT BOOK 8533, PAGE 290, AS AFFECTED BY CERTIFICATE FOR DISSOLVING BETTERMENTS RECORDED AT BOOK 10602, PAGE 328. (SIDEWALK ON LOWELL STREET AS SHOWN ON THE SURVEY)

7. TERMS, CONDITIONS, RESTRICTIONS CONTAINED IN PLAN FOR RIGHT OF WAY FOR THE BENEFIT OF LOT B OVER THAT PORTION OF LOT A MARKED "RIGHT OF WAY" AS SHOWN ON PLAN RECORDED AS PLAN NO. 1194 OF 1954 AT BOOK 8293, PAGE 174. (AS SHOWN ON THE SURVEY)

8. DECISION BY THE ARLINGTON REDEVELOPMENT BOARD, RECORDED AT BOOK 43104, PAGE 198. (NOT A SURVEY ISSUE)

9. ORDER OF CONDITIONS BY THE ARLINGTON CONSERVATION COMMISSION, RECORDED AT BOOK 43750, PAGE 358. (NOT A SURVEY ISSUE)

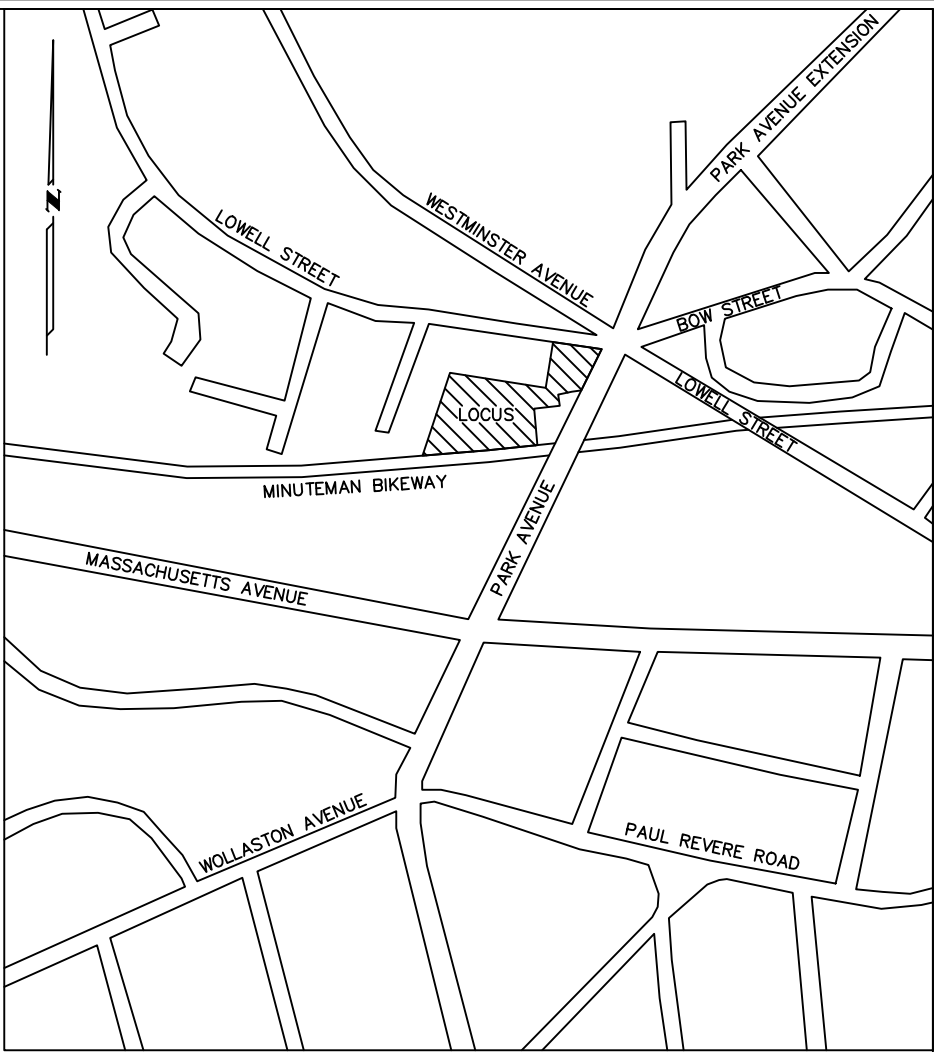
10. ORDER OF CONDITIONS BY THE ARLINGTON CONSERVATION COMMISSION, RECORDED AT BOOK 44921, PAGE 532. (NOT A SURVEY ISSUE)

CERTIFICATION

TO: HOUSING CORPORATION OF ARLINGTON, A MASSACHUSETTS NONPROFIT CORPORATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY, KUTAK ROCK LLP, AND PROJECT MANAGER: PRL/DRS PROPERTY AND CASUALTY INITIATIVE, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 8, 10, 11, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2016.

DENIS R. SEGUIN, PLS DATE



LOCUS
N.T.S.

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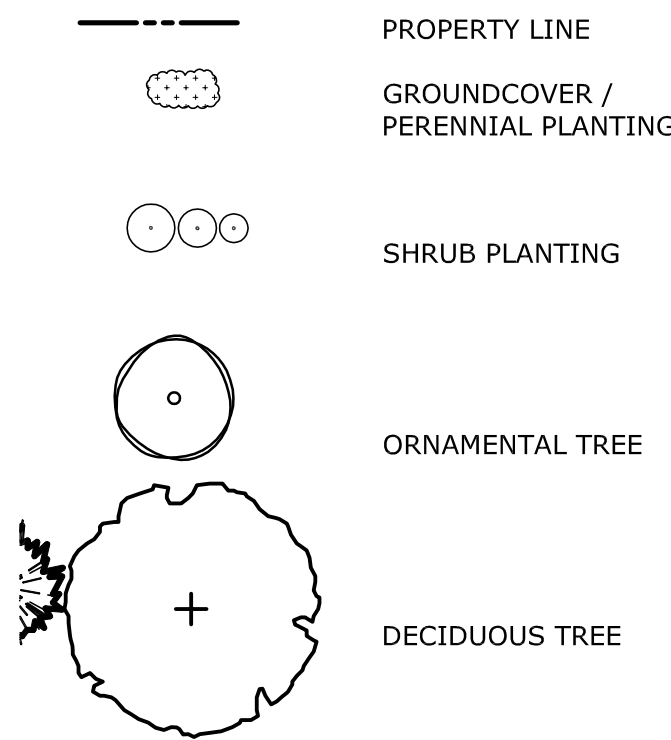
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NOTES

DO NOT SCALE DRAWINGS.

PLANTING LEGEND

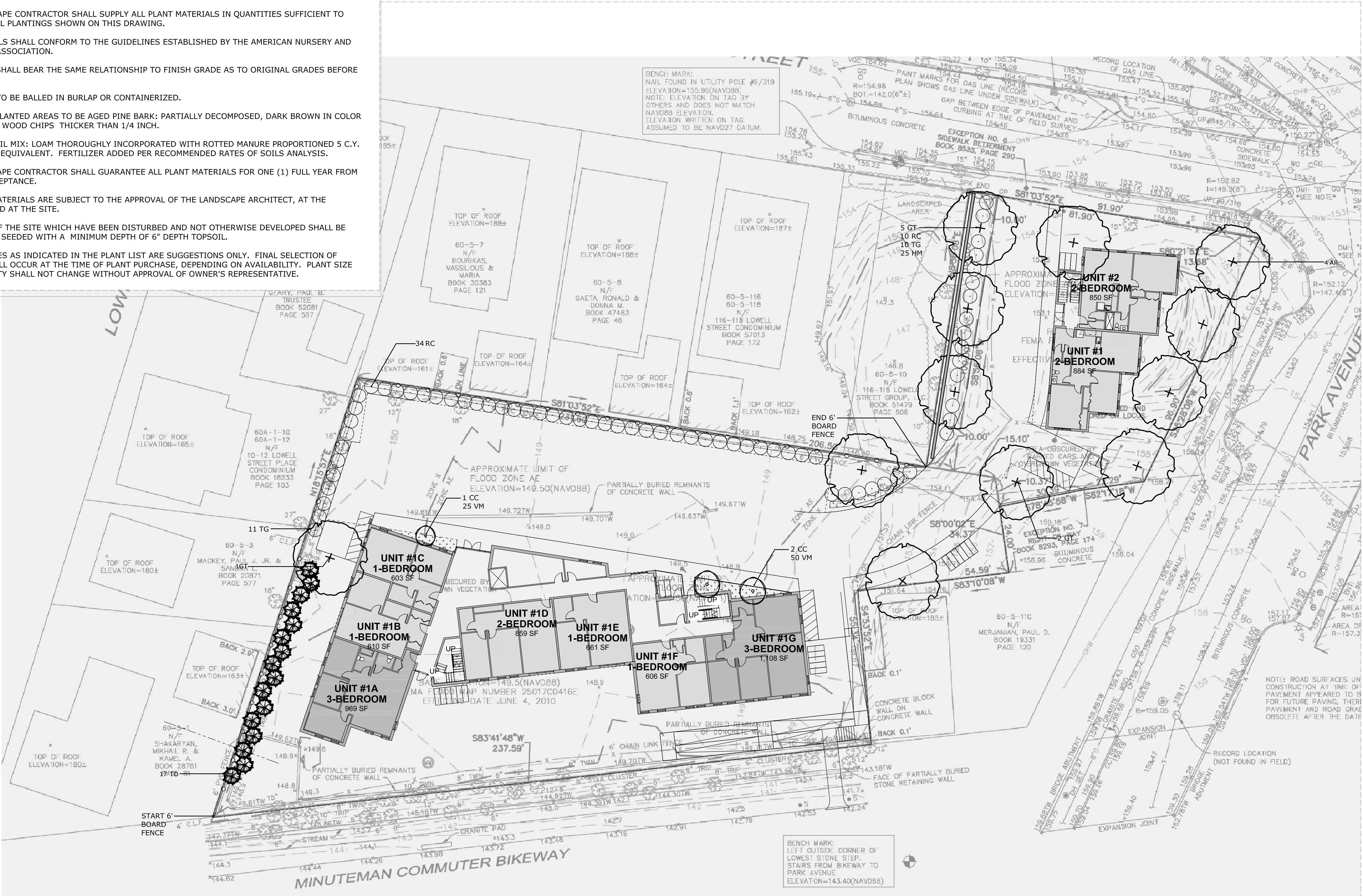


PLANTING NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY JUDITH NITSCH, OF BOSTON, MA, DATED 22 OCTOBER 2013.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
DECIDUOUS TREES					
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	4	3-3 1/2" CAL.	
GT	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	7	3-3 1/2" CAL.	
CONIFEROUS TREES					
TO	THUJA OCCIDENTALIS	EASTERN ARBORVITAE	17	7-8' HT	
ORNAMENTAL TREES					
CC	CERCIS CANADENSIS	EASTERN RED BUD	2	6-7' HT	TRIPLE CLUMP
SHRUBS					
RC	RHODODENDRON CHINOIDES	WHITE RHODODENDRON	44	24-36"	
TG	TAXUS MEDIA 'GREENWAVE'	GREENWAVE YEW	31	24-36" HT	
PERENNIALS AND GROUNDCOVERS					
HM	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	50	1 GAL.	



No. REVISIONS/SUBMISSIONS Date

Consultant

DZ Site Planning, Civil Engineering, Landscape Architecture
Po Box 307
Foxborough, MA
508.473.4114 phone
devellis@zrein.com

DeVellis Zrein
Inc.

Project RENOVATIONS TO
DOWNING SQUARE: BUILDINGS A & B
ARLINGTON, MA

Title PLANTING
PLAN

Designed By: [Signature]
Checked By: [Signature]
Approved By: [Signature]
Project No. 10045
Scale 1" = 20'-0"
Date 10.12.2016

A001

SPECIAL
PERMIT



240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
19R PARK AVE: BUILDINGS A & B
ARLINGTON, MA

Title	SITE PLAN
-------	-----------

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
10045	
Scale	
1" = 20'-0"	
Date	
12/5/2016	

A002

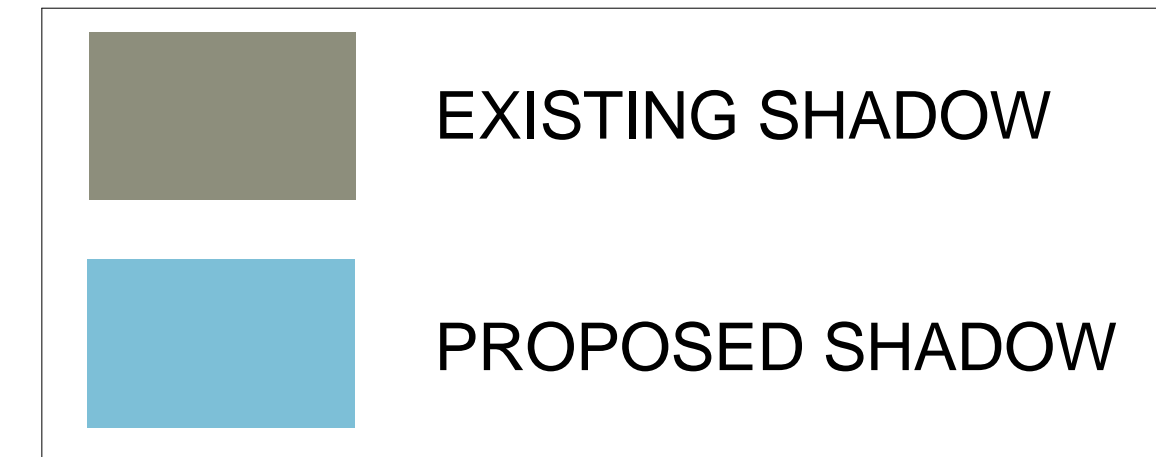
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B


$$\frac{A}{1}$$



DO NOT SCALE DRAWINGS.



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Somerville, MA 02144
617.628.5700
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Title	SUMMER SOLSTICE SHADOW STUDY
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Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
16.045	
Scale	
Date	
12.5.2016	

A010

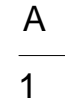
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B


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 PROPOSED SHADOW

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

No.	REVISIONS/SUBMISSIONS	Date
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ARCHITECTS**

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[illegible]

Project **19R PARK AVE: BUILDINGS A & B**
ARLINGTON, MA

Title	WINTER SOLSTICE SHADOW STUDY
-------	------------------------------

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
10345	A011
Scale	
Date	
12.5.2016	

16345	A011
Scale	
Date	

AUTUMN EQUINOX

EXISTING SHADOW

PROPOSED SHADOW



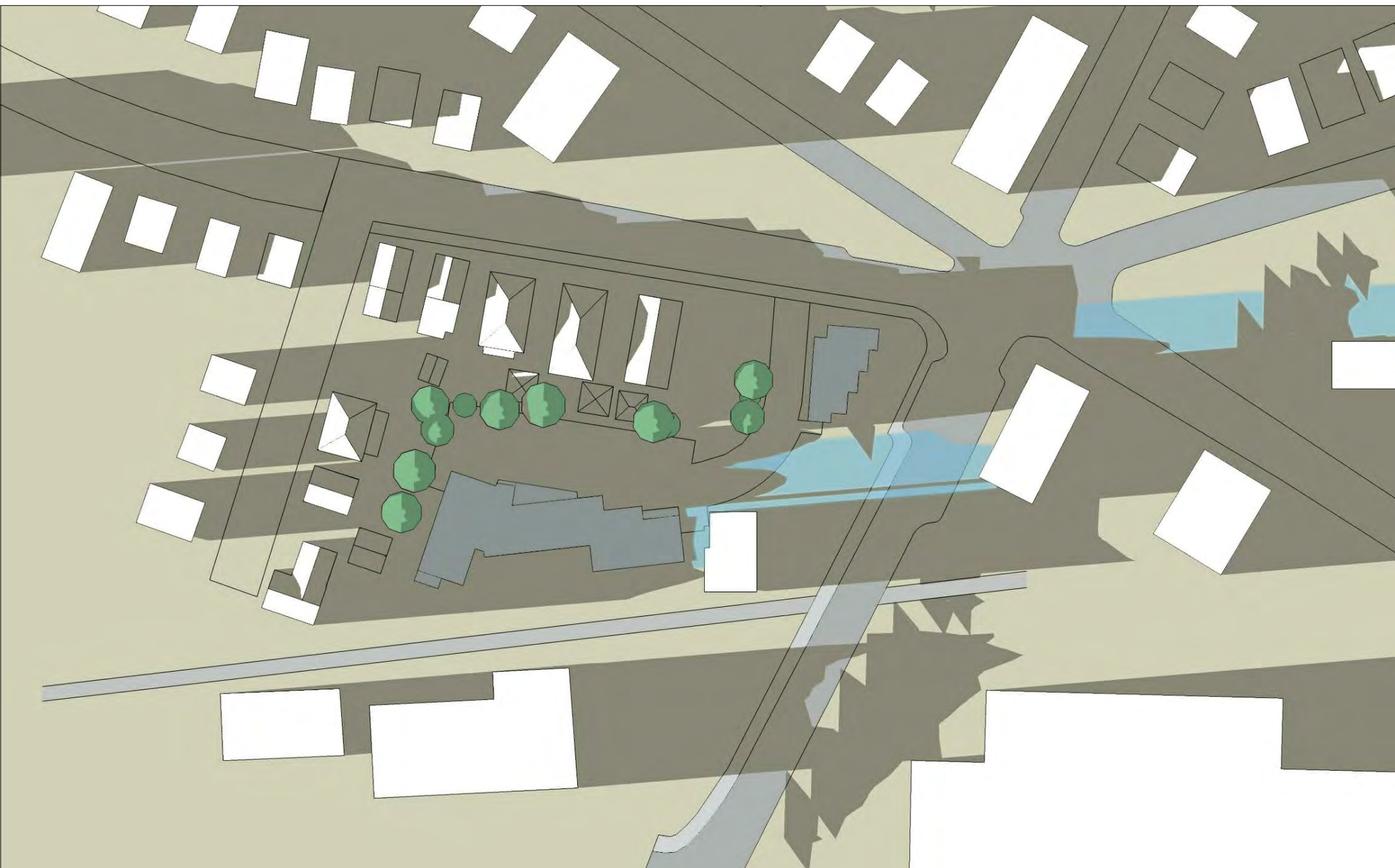
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12PM



3PM



6PM

NOTES

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SQUARE
ARCHITECTS

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Somerville, MA 02144
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Consultant

Project
19R PARK AVE: BUILDINGS A & B
ARLINGTON, MA

Title
AUTUMN EQUINOX SHADOW STUDY

Designed
Checked
Reviewed
Project No.
Scale
Date

10/345
12.5.2016

Drawing No.

A012

SPRING EQUINOX

EXISTING SHADOW

PROPOSED SHADOW



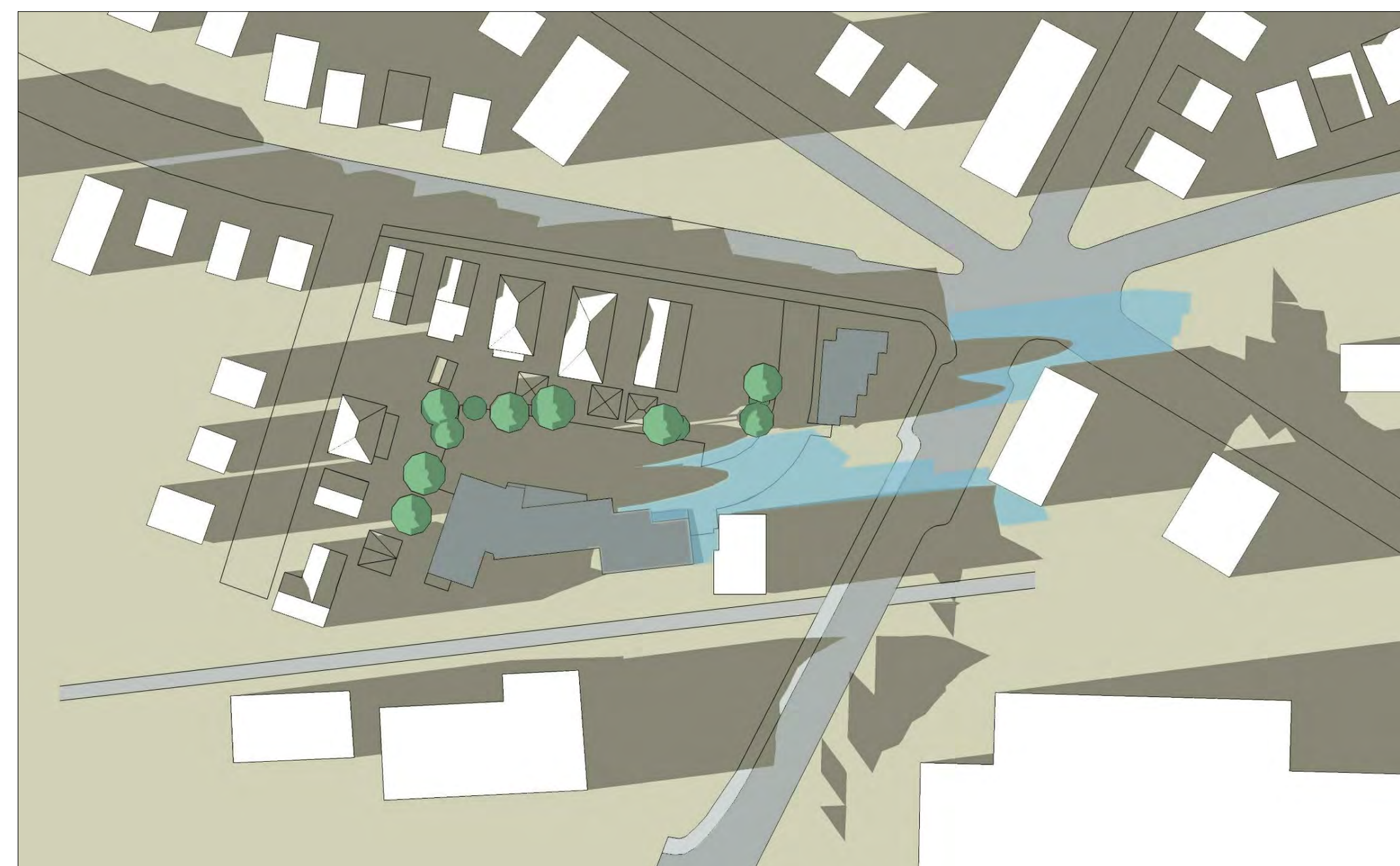
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12PM



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6PM

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date



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Consultant

Project
19R PARK AVE: BUILDINGS A & B
ARLINGTON, MA

Title
SPRING EQUINOX SHADOW STUDY

Designed
Designer
Checked
Author
Project No.
Scale
Date

12.5.2016

A013



NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.


NUMBERED NOTES

- THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

GROUND LEVEL	2,081 SF
LEVEL 2	2,139 SF
LEVEL 3	2,139 SF
Grand total	6,358 SF

KEY:

No.	REVISIONS/SUBMISSIONS	Date



**DAVIS
SQUARE**
ARCHITECTS

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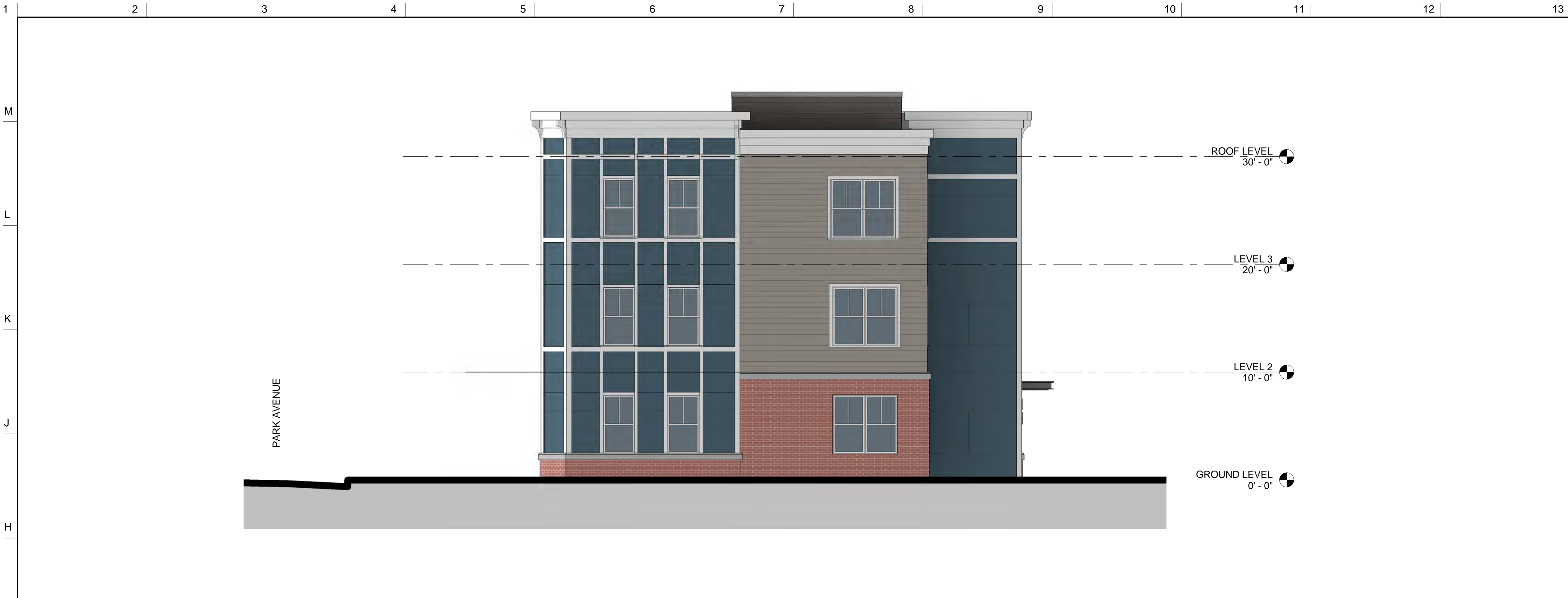
Consultant

Project
19R PARK AVE.: BUILDING A
ARLINGTON, MA

Title
FLOOR PLANS

Designed TB	Drawing No.
Checked AS	
Project No. 24-300.00	
Scale As indicated	
Date 12.5.2016	

A-A101



G-1	LOWELL STREET ELEVATION
3/16" = 1'-0"	



A-1	PARK AVENUE ELEVATION
3/16" = 1'-0"	

NOTES

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No.	REVISIONS/SUBMISSIONS	Date

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19R PARK AVE.: BUILDING A
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Title

ELEVATIONS

Designed

Designer

Checked

Author

Project No.

Scale

Date

Drawing No.

A-A201

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G-1	SOUTH ELEVATION
3/16" = 1'-0"	



A-1	ENTRANCE DRIVE ELEVATION
3/16" = 1'-0"	

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19R PARK AVE.: BUILDING A
ARLINGTON, MA

Title

ELEVATIONS

Designed
Checked
Drawn
Project No.
Scale
Date

24-300.00
3/16" = 1'-0"
12.5.2016

Drawing No.

A-A202

M

L

K

J

H

G

F

E

D

C

B

A


NOTES

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VIEW FROM LOWELL STREET

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Project
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ARLINGTON, MA

Title
PERSPECTIVES

Designed	Drawing No.
Designer	
Checked	
By	
Project No.	24-300.00
Scale	
Date	12.5.2016

A-A210




VIEW FROM PARK AVE.

NOTES

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ARLINGTON, MA

Title
PERSPECTIVES

Designed	Drawing No.
Designer	
Checked	
Approval	
Project No.	24-300.00
Scale	
Date	12.5.2016

A-A211


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BUILDING ENTRANCE FROM LOWELL STREET

No.	REVISIONS/SUBMISSIONS	Date



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ARLINGTON, MA

Title
PERSPECTIVES

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	24-300.00
Scale	
Date	12.5.2016

A-A212



NOTES

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GENERAL NOTES

- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.

NUMBERED NOTES

- THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

BUILDING B GROSS FLOOR AREA	
GROUND FLOOR	8,024 SF
LEVEL 2	8,024 SF
LEVEL 3	7,683 SF
LEVEL 4	7,413 SF
Grand total	31,143 SF

KEY:

No.	REVISIONS/SUBMISSIONS	Date



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Project	19R PARK AVE.: BUILDING 'B' ARLINGTON, MA
Title	GROUND FLOOR PLAN
Designed	
Design	
Checked	
Approval	
Project No.	10345
Scale	As indicated
Date	11.21.2016

B-A101



NOTES

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Project

19R PARK AVE.: BUILDING 'B'
ARLINGTON, MA

Title

THIRD FLOOR PLAN

Designed

Designer

Checked

Author

Project No.

Scale

Date

Drawing No.

10345

1/8" = 1'-0"

11.21.2016

B-A103

1

THIRD FLOOR PLAN

1/8" = 1'-0"



NOTES

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Project19R PARK AVE.: BUILDING 'B'
ARLINGTON, MA

TitleFOURTH FLOOR PLAN

Designed
Checked
Author
Project No.
Scale
Date

10345
1/8" = 1'-0"
11.21.2016

Drawing No.

B-A104



NOTES

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Project
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ARLINGTON, MA

Title
ELEVATIONS

Designed
Checked
Drawn
Project No.
Scale
Date

11.21.2016

10/345
1/8" = 1'-0"

B-A200

G-1 SOUTH ELEVATION

1/8" = 1'-0"



A-1 NORTH ELEVATION

1/8" = 1'-0"



G-1	WEST ELEVATION
1/8" = 1'-0"	



A-1	EAST ELEVATION
1/8" = 1'-0"	

NOTES

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Project
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ARLINGTON, MA

Title
ELEVATIONS

Designed
Designer
Checked
Author
Project No.
Scale
Date

10345
1/8" = 1'-0"
11.21.2016

Drawing No.

SPECIAL PERMIT

B-A201

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NOTES

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VIEW FROM BIKE PATH LOOKING WEST

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Title
PERSPECTIVES

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	16345
Scale	
Date	11.21.2016


B-A210



VIEW FROM ENTRY DRIVE AT LOWELL STREET TOWARD BUILDING ENTRANCE

NOTES

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Consultant				
Project 19R PARK AVE.: BUILDING 'B' ARLINGTON, MA				
Title PERSPECTIVES				
<div><div><div>Designed</div><div>Designer</div><div>Checked</div><div>Author</div><div>Project No.</div><div>Scale</div><div>Date</div></div><div><div>11.21.2016</div></div></div> <div><div>11.21.2016</div></div> <div><div>10345</div></div> <div><div>Scale</div></div> <div><div>11.21.2016</div></div>				
B-A211				




VIEW FROM PARK AVE. BRIDGE

NOTES

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PERSPECTIVES

Designed	Drawn
Checked	
Project No.	10345
Scale	
Date	11.21.2016

B-A212